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BZA Application No. _____

2525 Minnesota Avenue, S.E.
Square 5553, Lot 804

Statement of Existing and Intended Uses
and Satisfaction of Burden of Proof

The Applicant, 2525 Minnesota Avenue, LLC, is the owner of 2525 Minnesota Avenue, S.E. (Square 5553, Lot 804) (the "Subject Property"). The Subject Property is a vacant lot formerly owned by the D.C. Department of Housing and Community Development ("DHCD") as part of the "Homestead" program. Sale of the Subject Property to the Applicant specifically made development of the site subject to DHCD guidelines for "affordable housing", including the requirement to create "for-sale" housing.

The Subject Property is an awkwardly shaped site fronting on both 27th Street, S.E., and Minnesota Avenue, S.E. with a lot area of 19,840.20 square feet and zoned R-5-A. The Applicant proposes to subdivide the site into ten (10) individual record lots for the construction of ten (10) rowhouses configured in two (2) separate, five-unit buildings. Building "A" will front on Minnesota Avenue and Building "B" will front on 27th Street. Each of the ten (10) units will have three bedrooms and two and a half baths on two levels with an unfinished lower level.

Ingress and egress to the site will be through a common driveway from 27th Street providing access to the rear of each rowhouse and a total of thirteen (13) off-street parking spaces. Only ten (10) off-street parking spaces are required. For Building "A", a total of five (5) parking spaces will be provided, but only one (1) of the required spaces is located on the Lot which it serves. Similarly for Building "B", eight (8) parking spaces will be provided,

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but only one (1) of the required spaces is located on the Lot which it serves. Accordingly, a variance from 11 DCMR § 2116.1 will be required for Lots 1, 3, 4, 5, 6, 7, 8 and 9.

Additionally, although each of the units is the same size, the varying lot sizes required by the awkwardly shaped lot requires that Lots 7, 8 and 9 each need a minor (3.1%) variance from the maximum lot occupancy of 40%. The overall Lot occupancy for the entire site is only 34.1%. For the same reasons, Lots 6, 7 and 8 require a minor variance from the maximum FAR as a result of the sloping topography creating a small amount of "basement" to be counted as FAR. The overall FAR for the site is approximately 0.71.

Special Exception Relief:

The Applicant has met its burden of proof for the requested special exception. The proposed project is in keeping with the residential character of the surrounding neighborhood and will be in harmony with the general purposes and intent of the Zoning Regulations and Zoning Map. Redevelopment of the site with new affordable housing will be beneficial to the neighborhood.

Variance Relief:

The area variances requested are minor and a direct result of the awkward shape and size of the site and its grade. Based on the unique and exceptional conditions of the site, strict application of the parking location, lot occupancy and FAR requirements would create exceptional and practical difficulties to the Applicant in developing the required affordable housing on the site. Granting of the requested variances will not have any adverse impacts of

the community and will not impair the purpose or intent of the Zoning Regulations and Zoning Map.

Respectfully submitted,

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